

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**
REGULAR MEETING
APRIL 19, 2007

MINUTES

The Redevelopment Authority of the City of Milwaukee held a regular meeting at 1:30 p.m. in the 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin.

MEMBERS PRESENT: Commissioner Kathryn M. West, Chair
Commissioner Kenneth L. Johnson
Commissioner Alderman Willie Wade
Commissioner Sernorma Mitchell
Commissioner Lois A. Smith

MEMBERS EXCUSED: Commissioner Robert B. Rondini

ALSO IN ATTENDANCE: Joel T. Brennan, Assistant Executive Director-Secretary

After the Pledge of Allegiance and Roll Call, The Chair asked for a motion to adopt the Minutes of the March 15, 2007 regular meeting and the March 22, 2007 special meeting, which was made by Commissioner Johnson and carried unanimously.

Mr. Brennan reported that, for the real estate disposition hearings scheduled today, Class 2 Notices were published in The Daily Reporter on April 5, 2007 and April 12, 2007.

Item 1, Public Hearing

Resolution accepting the Option to Purchase from Milwaukee Habitat for Humanity, Inc. for the property at 540 West Concordia Avenue for residential construction. (6th Aldermanic District; submitted by Real Estate)

Dan Casanova of the Real Estate staff explained that the City of Milwaukee sold 27 vacant lots to Habitat for Humanity for construction in the Harambee area and the Park West neighborhood. This additional lot will be added to the Habitat for Humanity 2007 program in the Harambee Neighborhood. Sara Kiezek of Habitat for Humanity was present to answer questions about Habitat houses and their program.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9915.

Item 2, Regular Business

Resolution approving agreement for construction consulting services for Tax Incremental District No. 67 (The Brewery Project). (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development staff reminded Commissioners of the \$28 million Tax Incremental Financing District at the former Pabst Brewery site and explained that the Concord Group will be assisting in monitoring costs for the project. The consultant will review draws and ensure that the project stays in balance with regard to public participation. In addition, the Concord Group will partner with a minority firm to enhance and assist the project.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays with Commissioner Wade abstaining. Adopted resolution is No. 9916.

Item 3, Regular Business

Resolution adopting the boundaries and Project Plan for the New Avenue Commerce Center Tax Incremental Financing District. (15th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development staff explained the nature of the project in the Park West Corridor. The project will include a 44,000 square foot Lena's Grocery and two retail buildings with an additional 38,000 sq. ft. The total assistance provided is \$1.9 million, which will leverage an additional \$8.5 million in private investment. Bids on construction work have already been received, and the project should be underway in the near future.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9917.

Item 4, Regular Business

Resolution relative to the issuance of Redevelopment Authority Revenue Bonds (Fairmount Apartments Project) (5th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development staff outlined the project, which will utilize 4% tax credits through the HUD Section 42 program and RACM bonds to acquire a multifamily development. The developer will acquire 128 units and renovate them, with rents limited to 60% of the metro median rent schedule.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9918.

Item 5, Regular Business

Resolution relative to the issuance of Redevelopment Authority Revenue Bonds (Boulevard Apartments Project) (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development staff provided information on this project, which includes the acquisition and rehabilitation of a series of apartments on Highland Boulevard totaling 235 units in six buildings.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9919.

Item 6, Regular Business

Resolution Regarding Redevelopment Revenue Bond Financing for HeartLove Place, Inc. (6th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development staff provided information on HeartLove Place, located on Dr. Martin Luther King, Jr. Drive. The center includes a school, which has a current enrollment of 270 and will increase to 350 with the current expansion. The RACM bonds will contribute to a refinancing of the debt on the facility.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 1 nays with Commissioner West in opposition with Commissioner Smith abstaining. Adopted resolution is No. 9920.

Item 7, Regular Business

Resolution approving a Cooperation and Development Agreement between the Redevelopment Authority of the City of Milwaukee, the City of Milwaukee, and 1707 Walnut LLC for Tax Incremental District No. 28. (15th Aldermanic District; submitted by Economic Development)

Maria Prioletta of the Economic Development staff provided background on TID #28 (City Homes) created in 1995. The expansion will provide assistance to finance construction of a new alley for the development of six new single family homes. TID #28 is scheduled to close in 2014, and the expansion will pay for itself in five years.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9921.

Item 8, Regular Business

Resolution approving a grant of \$85,000 to North Avenue Community Development Corporation for the Toussaint Square development in TID No. 40. (15th Aldermanic District; submitted by Economic Development)

Jim Sayers of the Economic Development Staff outlined the Toussaint Square Development, which includes 24 units of Section 42 housing and 15,000 sq. ft. of retail space. The TID grant will provide funds to create "white box" space and make that space available to retailers. Renee Booker, President of the North Avenue Community Development Corp. (NACDC) informed Commissioners that three of the five retail spaces have currently been leased and these funds will allow the rest of the project to move forward.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9922.

Item 9, Regular Business

Resolution authorizing a change in borrower from Ziegler Bence Partners 5, LLC, to Milwaukee Economic Development Corporation for a \$1,250,000 Revolving Loan Fund loan for the former Milwaukee Stockyards project property at 1207-1325 West Canal Street in the Menomonee Valley. (8th Aldermanic District; submitted by Economic Development)

Dave Misky of the Economic Development staff explained that because of the closing date on the project, a change in the borrower of these funds is necessary. Nothing else will change in this previously approved loan.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9923.

Item 10, Regular Business

Resolution authorizing a professional services contract with Menomonee Valley Partners, Inc. for refined sub-area plans, project management, design and engineering services, landscaping and other park support work in the Menomonee Valley Industrial Center and Community Park ("Site"). (8th Aldermanic District; submitted by Economic Development)

Dave Misky of the Economic Development staff indicated that this action is part of ensuring that RACM does not maintain ownership and maintenance responsibilities for green space and recreation areas in the Menomonee Valley over the long term.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9924.

Item 11, Regular Business

Resolution authorizing an amendment to a contract with Burkhart Construction Corporation for site activities required for preparing the Menomonee Valley Industrial Center and Community Park ("Site"). (8th Aldermanic District; submitted by Economic Development)

Dave Misky of the Economic Development staff explained that Burkhart Construction is already on site in the Menomonee Valley and that this amendment will ensure that the project can continue to completion. Burkhart has achieved a 25% EBE participation level, exceeding the requirements set by the Authority.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9925.

Item 12, Regular Business

Resolution authorizing an amendment to a contract with Edgerton Contractors, Inc. for site activities required for preparing the Menomonee Valley Industrial Center and Community Park ("Site"). (8th Aldermanic District; submitted by Economic Development)

Dave Misky of the Economic Development staff indicated that this amendment should be the last on the existing Edgerton contract to cover the next two to three years and the ultimate buildout of the industrial park.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9926.

Item 13, Regular Business

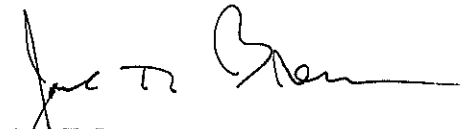
Resolution authorizing the development, negotiation and execution of a contract for landscape maintenance activities required for the Menomonee Valley Industrial Center and Community Park ("Site"). (8th Aldermanic District; submitted by Economic Development)

Dave Misky of the Economic Development staff outlined the Request for Proposals (RFP) issued for maintenance of the green space and informed commissioners that Merrick Landscaping, a local EBE firm, has been recommended by staff for a \$90,000 contract.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9927.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Johnson to schedule the next regular meeting for **May 17, 2007**, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin, and, to adjourn. The motion carried without objection.



Joel T. Brennan
Assistant Executive Director-Secretary

NOTE: A verbatim transcript of the public hearing is incorporated and made a part hereof by reference as if fully set forth herein. A copy is available upon request.